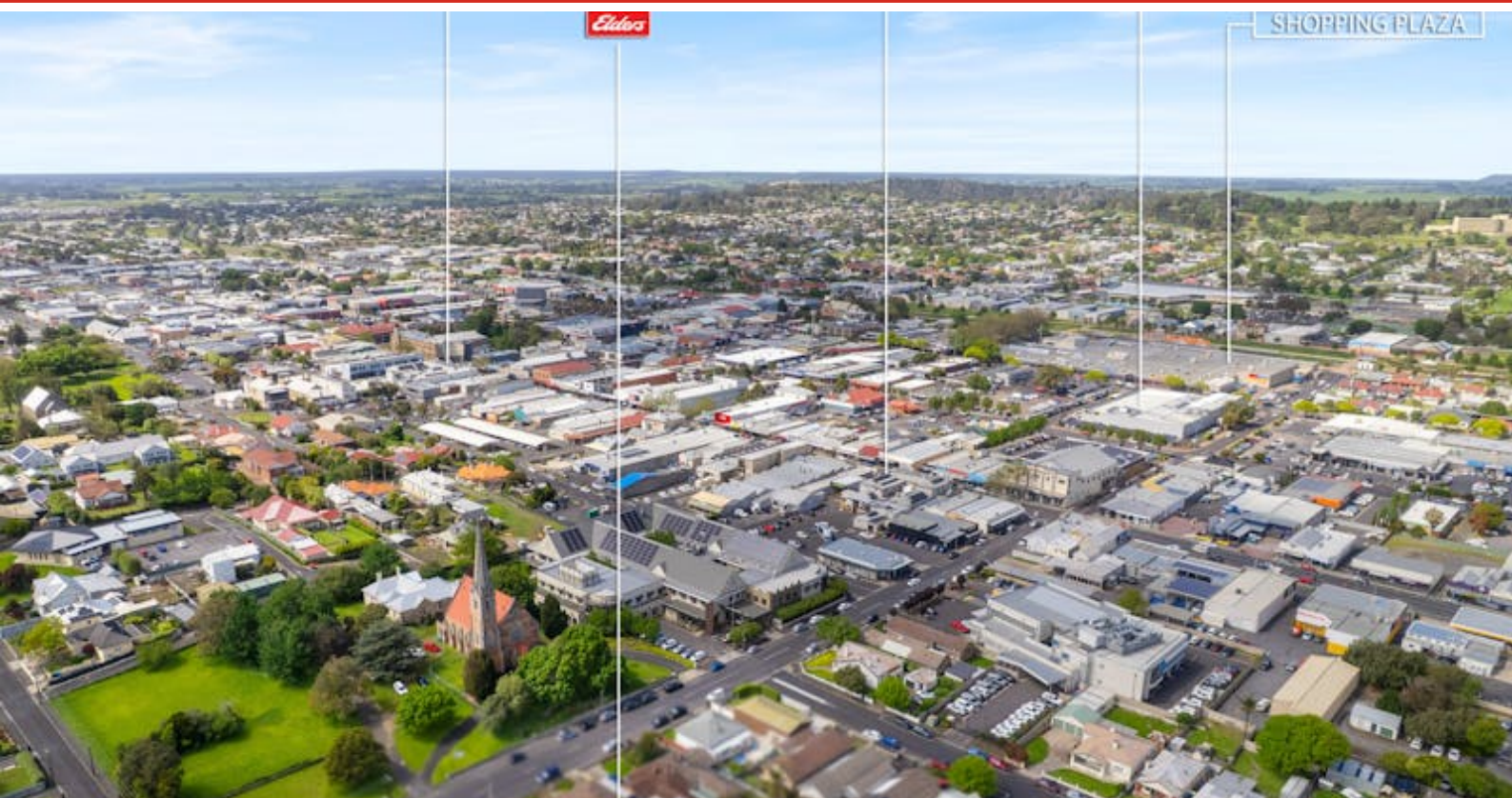




2/23 Elizabeth Street, MOUNT GAMBIER, SA 5290

Right Where You Want to Be – In the Heart of Mount Gambier!

Macey Humphries from Elders Real Estate is pleased to present 2/23 Elizabeth Street, Mount Gambier, to the sales market. An attractive unit in the heart of Mount Gambier offering a low-maintenance lifestyle.

- Situated only a short walk from the bustling main street, this property is the perfect choice for first home buyers, retirees, or investors looking to secure a prime central location.

- Step inside to discover a spacious and light-filled loungeroom with carpet, flowing seamlessly into the kitchen. The home is kept comfortable year-round with a reverse cycle air conditioner and a gas heater.

- The kitchen is solid and functional, complete with a freestanding electric oven and cooktop, sink, and ample bench and cupboard space.

- All three bedrooms are generously sized, carpeted, and fitted with built-in robes. The bathroom is modern and well-appointed, featuring a shower, vanity with storage, a large mirror, and the convenience of a separate toilet.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P188046

SALE DETAILS

\$329,000 - \$349,000

CONTACT DETAILS

RLA62833

9 Bay Road
MOUNT GAMBIER, SA
08 8726 4400
RLA: 62833

Macey Humphries
0422 526 740

- From the laundry, step outside to the private rear courtyard with a clothesline and plenty of room to enjoy the afternoon sunshine. Parking is provided by a single undercover carport, along with the added benefit of an adjoining storage room.

With its spacious layout, central position, and low-maintenance design, 2/23 Elizabeth Street offers comfort, convenience, and a lifestyle you'll love. Contact Macey Humphries at Elders Real Estate today to arrange your inspection. RLA 62833

Additional property features:

Land size: Approximately 133m²

Property Built: Approximately 1978.

Council Rates: Approximately \$403 per quarter.

Strata Rates - Admin + Sinking Fund Contributions: Approximately \$262 per quarter.

Council Zoning: City of Mount Gambier.

Current Rental Appraisal: The property is currently in a fixed term tenancy until 11.04.2026 at \$270 per week. An up-to-date market appraisal has been completed of \$340 - \$360 per week.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 133.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1

